

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: February 2, 2017

Location: Homeland Security Conference Room, 8th floor, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:10 p.m.

Adjourned: 4:00 p.m.

Commissioners present: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katie Fayard

Commissioners arriving after beginning of the meeting: Jeanne Nathan

Commissioners absent: Ed deMontluzin, Andrew Sanchez

A. Rescind or Amend the previous action on 2350 Rousseau Street granting conceptual approval of new construction of two-story, single-family residential building with shipping containers.

Motion: Grant conceptual approval with the details to be worked out at the staff level.

By: Greg Hackenberg

Seconded: Katie Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katie Fayard

Opposed:

Comments:

B. Amend the actions previously adopted at the January 5, 2017 HDLC Meeting in order to ratify them.

Motion: Amend the actions previously adopted at the January 5, 2017 HDLC meeting in order to ratify them.

By: Renee Lapeyrolerie

Second: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katie Fayard

Opposed:

Comments:

C. Minutes of the January 5, 2017 meeting.

Motion: Approve the Minutes

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katye Fayard

Opposed:

Comments:

D. Consent Agenda

Motion: Approve the Consent Agenda.

By: Westley Bayas

Second: Jennifer Greene

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katye Fayard

Opposed:

Comments

- A. 715-17 Second St: Patrick Anderson, applicant; 717 Second Street LLC, owner; Construct camelback addition on existing one story residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-40689>
- B. 2266 St Claude Ave: John Prevost, applicant; Bastion Developments LLC, owner; Modify storefront on existing commercial building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-41654>
- C. 1502 Governor Nicholls St: Brian Gille, applicant; Orca Dream Home Developers LLC, owner; New construction of two-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00778>
- D. 1506 Governor Nicholls St (to be subdivided from 1502): Brian Gille, applicant; Orca Dream Home Developers LLC, owner; New construction of two-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00787>
- E. 604 Seventh St, Lot 3: Kristen Klammer, applicant; Manon B Mashburn, owner; New construction of a two story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00955>
- F. 6011 Dauphine St: Kim Finney, applicant; Edward L Booker, owner; New construction of a one-story single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00973>
- G. 2847 Livaudais St: Joel Ross, applicant; Propertyllc Dtr, owner; Renovate existing warehouse building into brewery, construct new canopy over Sixth Street courtyard.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00982>
- H. 735 Flood St: Kim Finney, applicant; Ice Station Zebra Associates LLC, owner; New construction of

one-story single-family residential building.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-00992>

- I. 936 Pacific Ave: Heather Mcvica Ruoss, applicant; Bargeboard LLC, owner; New construction of one-story, single-family residential building.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-01067>

- J. 1125 N Tonti St: Loretta Katherine Harmon, applicant; Odyssey House Louisiana Inc, owner; Installation of 10'x50' temporary (2 years) office trailer in rear parking lot of Odyssey House (Landmark).

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-01067>

At this time Jeanne Nathan arrived

E. Old Business Work Applications

A. 901 Washington Avenue

Application: Retention of roof deck built with no CofA.

Motion: Deny the application for retention of the roof deck.

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katye Fayard, Jeanne Nathan

Opposed:

Comments:

B. 2724 St. Claude Avenue

Application: Appeal for additional extension for CofA issued to address DbyN conditions.

Motion: Allow a two month extension.

By: John Deveney

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Katye Fayard, Jeanne Nathan

Opposed:

Comments:

D. New Business Work Applications

A. 1314 Treme Street

Application: Appeal of ARC recommendations to regarding construction of ground floor at raised basement building.

Motion: Deny the appeal of to increase the ARC recommendation and Commission's modified approval of 18" waiver requirement in constructing an 8'-0" ceiling height on an existing raised basement building to 36". The Commission voted to grant a modified approval to add an additional eight inches (8", i.e. one block course) to the 18" foundation height as granted by the BBSA waiver to create a 26" foundation height. Foundation datum to be measured from the lowest grade elevation at the street facing elevation.

By: Renee Lapeyrolerie

Seconded: John Deveney

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

At this time, Renee Lapeyrolerie left the meeting

B. 941 Thalia Street

Application: Installation of planters to replace front steps and opaque fencing past the existing front wall.

Motion: Grant conceptual approval of Option B, with the fence set back to align with the front wall of the building. The fence must also be reduced in height to maximum 7'-0". The fence at the side property line may remain at 8'-0".

By: Greg Hackenberg

Seconded: Heather Szapary

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

D. New Business Demolition Applications

A. 1118 Congress Street

Application: Demolition of building.

Motion: Defer action on this application until the next Commission meeting to allow for an interior inspection of the building.

By: Tony French

Seconded: Jennifer Greene

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

B. 3127 Orleans Avenue

Application: Demolition of building.

Motion: Approve the application to retain after the fact demolition of over 50% of the existing building with the following proviso:

- Historic building must reconstructed per the HDLC approved plans dated 10/26/2016.

By: Anne Redd

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

E. Old Business Retention Applications

A. 5326 Burgundy Street

Application: Retention of the removal of wood windows and the installation of surface mounted 6/6 vinyl windows at the front elevation, installation of 10" wood grained HardiPlank siding at the front elevation; installation of inappropriate window trim and cornerboards, removal of one (1) original entry door, modification of original front window openings that reduced the overall height and width, the retention of a satellite dish mounted at corner of front elevation, installation of corrugated plastic at the front gable window and the installation of inappropriate hurricane shutters to all windows visible from the public right of way.

Motion: Deny the application for retention, but grant six months for the applicant to replace the front doors with appropriate doors and one year to replace the two windows at the front façade with appropriate wood windows. The storm doors are to be removed.

By: Jeanne Nathan

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Heather Szapary, John Deveney, Jennifer Greene, Tony French, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

F. New Business Retention Applications

B. 2361 Annunciation Street

Application: This item was withdrawn.

G. HDLC Reports and Communications

The meeting was adjourned at 4:30 p.m.